

ORDINANCE NO. 2012-17

AN ORDINANCE AMENDING THE FLAGSTAFF ZONING MAP DESIGNATION OF APPROXIMATELY 9.02 ACRES OF REAL PROPERTY LOCATED AT 2400 NORTH GEMINI DRIVE FROM "RR", RURAL RESIDENTIAL, TO "R&D", RESEARCH AND DEVELOPMENT.

RECITALS:

WHEREAS, the applicant has applied for a map amendment of approximately 9.02 acres of real property located within the City of Flagstaff at 2400 North Gemini Drive, a legal description of which is designated as **Exhibit "A"**, attached hereto and incorporated by this reference, from "RR", Rural Residential, to "R&D", Research and Development, for purposes of developing a facility engaged in the design, development and testing of high-technology electronic, industrial and scientific products or commodities; and

WHEREAS, the Council finds that the applicant has complied with all application requirements set forth in Chapter 10-20 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission has formally considered the proposed map amendment application, following proper notice and hearing, on November 14, 2012 with the result that the Planning and Zoning Commission has recommended approval of the requested zoning application, subject to the following condition:

1. Development of the Science and Technology Park (Innovation Mesa) is in substantial conformance to the submitted conceptual plan(s) as presented with this request [the rezoning application].

WHEREAS, the City Council has read and considered the staff reports prepared by the Planning Division and has considered the narrative prepared by the applicant; and

WHEREAS, staff recommends approval of the map amendment application, subject to the condition proposed by the Planning and Zoning Commission, and the Council has considered the condition and has found it to be appropriate for the site; and

WHEREAS, the Council finds that the proposed map amendment with the condition will not be detrimental to the uses of adjoining parcels or to other uses within the vicinity;

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. The zoning map designation for the subject property is amended to "R&D", Research and Development.

SECTION 3. That City staff is hereby authorized to take such other and further measures and actions as are necessary and appropriate to carry out the terms, provisions and intents of this Ordinance.

PASSED AND ADOPTED by the City Council and approved by the Mayor of the City of Flagstaff this _____ day of _____, 2012.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

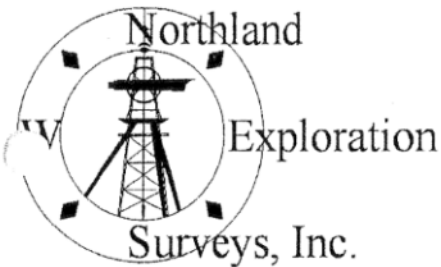


EXHIBIT "A"

LEGAL DESCRIPTION:

A parcel of land situated in the Southeast 1/4 of Section 10, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

From the Southeast section corner of said Section 10, thence N 28° 26' 47" W [Basis of Bearing (Southeast Section corner to East 1/4 corner): N 00° 21' 21" W (City of Flagstaff Local Projection)] for a distance of 577.47 feet to a point 75.00 feet Northwesterly of the Northwesterly Right-of-Way line of Forest Avenue, said point being the **TRUE POINT OF BEGINNING**;

thence N 59° 11' 34" W for a distance of 607.84 feet to a point;

thence N 32° 27' 14" W for a distance of 467.52 feet to a point;

thence N 88° 12' 49" E for a distance of 285.00 feet to a point, said point being the Southwest parcel corner of an unrecorded lease parcel;

thence continue N 88° 12' 49" E for a distance of 100.63 feet to an angle point on the South parcel line of said lease parcel;

thence S 09° 05' 39" E for a distance of 47.77 feet to an angle point on said South parcel line;

thence N 80° 54' 21" E for a distance of 206.61 feet to the Southeast parcel corner of said lease parcel;

thence N 59° 33' 57" E for a distance of 71.05 feet to a non-tangent point of curvature on the Southwesterly Right-of-Way line of Gemini Drive;

thence Southeasterly along said Southwesterly Right-of-Way line, along a curve to the left, having a central angle of 53° 12' 37" and a radius of 330.10 feet, for a distance of 306.56 feet, the chord of said curve bears S 57° 02' 22" E for 295.66 feet to a non-tangent point, said point being 75.00 feet Westerly and Northwesterly of said West and Northwesterly Right-of-Way line of Forest Avenue;

thence S 00° 21' 05" E, parallel to said Westerly Right-of-Way line, for a distance of 133.12 feet to a point of curvature;

thence Southwesterly concentric to said Northwesterly Right-of-Way line, along a curve to the right having a central angle of 34° 14' 40" and a radius of 789.91 feet, for a distance of 472.11 feet, the chord of said curve bears S 16° 46' 15" W a distance of 465.12 feet, to the **TRUE POINT OF BEGINNING**,

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